

Available

CBRE

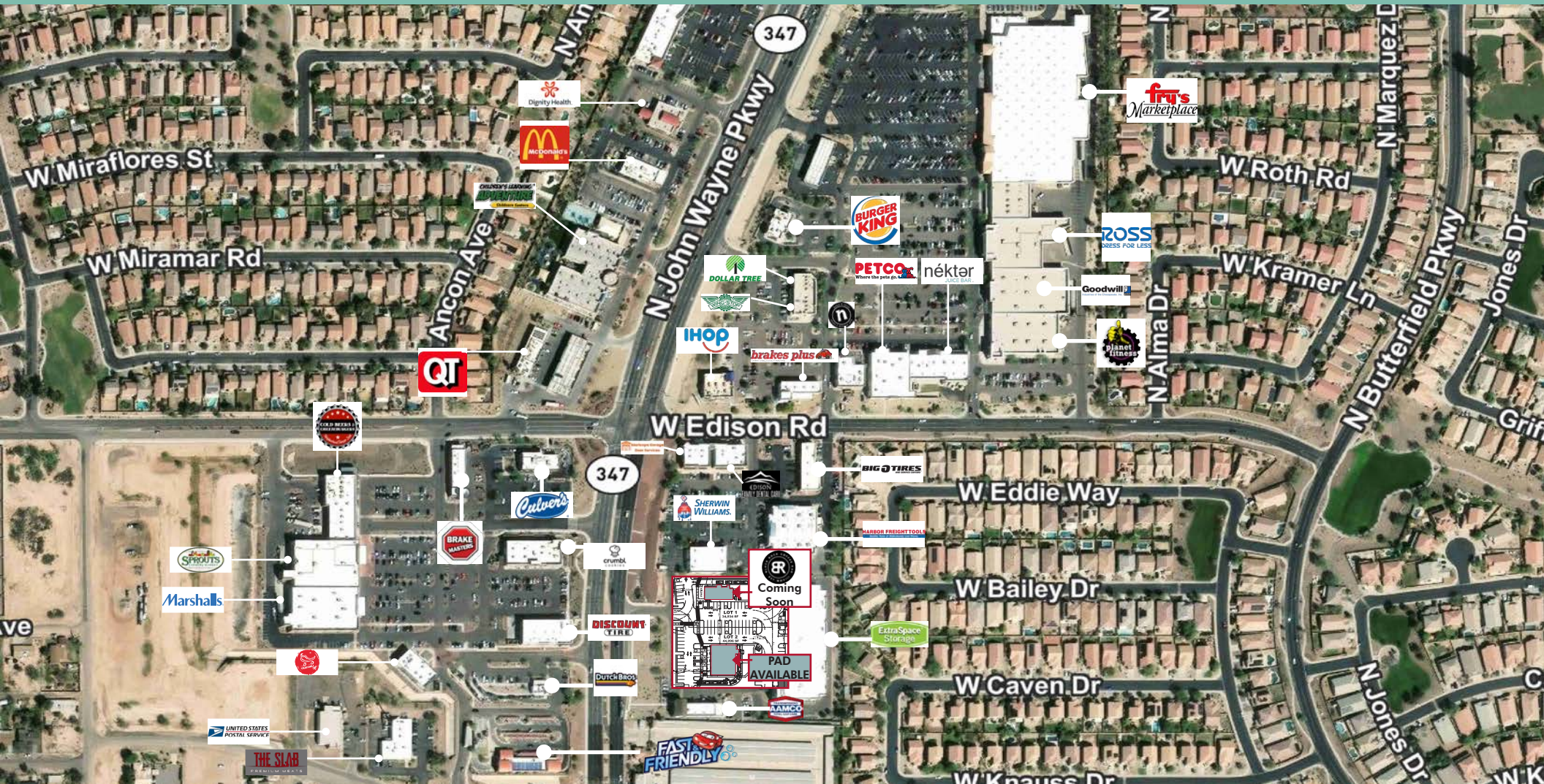
S/SEC HWY 347 & EDISON RD

Maricopa, AZ 85139

2 Pads Available



Not to Scale



Property Description

Property Address	S/SEC Hwy 347 & Edison Rd Maricopa, AZ 85139		
Building Size	North Pad: ±34,937 SF Middle Pad: ±39,663 SF	Year Built	2025
		Zoning	CB-2 (General Business)
Parking Ratio	3.56/1,000 SF	Parcel	208-09-004T

Highlights



Cross access with shopping center to the north



Highway 347 Traffic Counts:
North: ±30,966 VPD
South: ±30,874 VPD
Source: ADOT



Maricopa is located on a Union Pacific Railroad Line



Strategically located within the primary commercial corridor in the City fo Maricopa

Demographics

Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2024 Population - Current Year Estimate	13,410	58,895	64,949
2029 Population - Five Year Projection	15,417	62,965	70,557
2024 Households - Current Year Estimate	4,268	19,574	21,474
2029 Households - Five Year Projection	4,974	21,157	23,563
2024 Average Household Income	\$117,485	\$116,557	\$114,916
2029 Average Household Income	\$130,709	\$131,089	\$129,369
2024 Daytime Population	12,318	43,889	49,477

Source: ESRI



Maricopa High School
±2,422 STU

Maricopa Station
±350,000 SF
Power Center
Anchors, Shops,
Restaurants

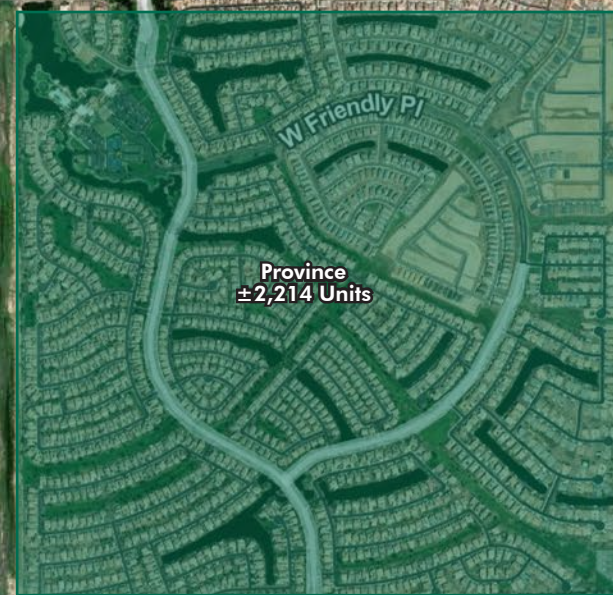
Coming Soon
Lowe's

Apartments
at Honeycutt
±574 Total
Units

Future
Commercial

SANTA ROSA
CROSSINGS

State Land

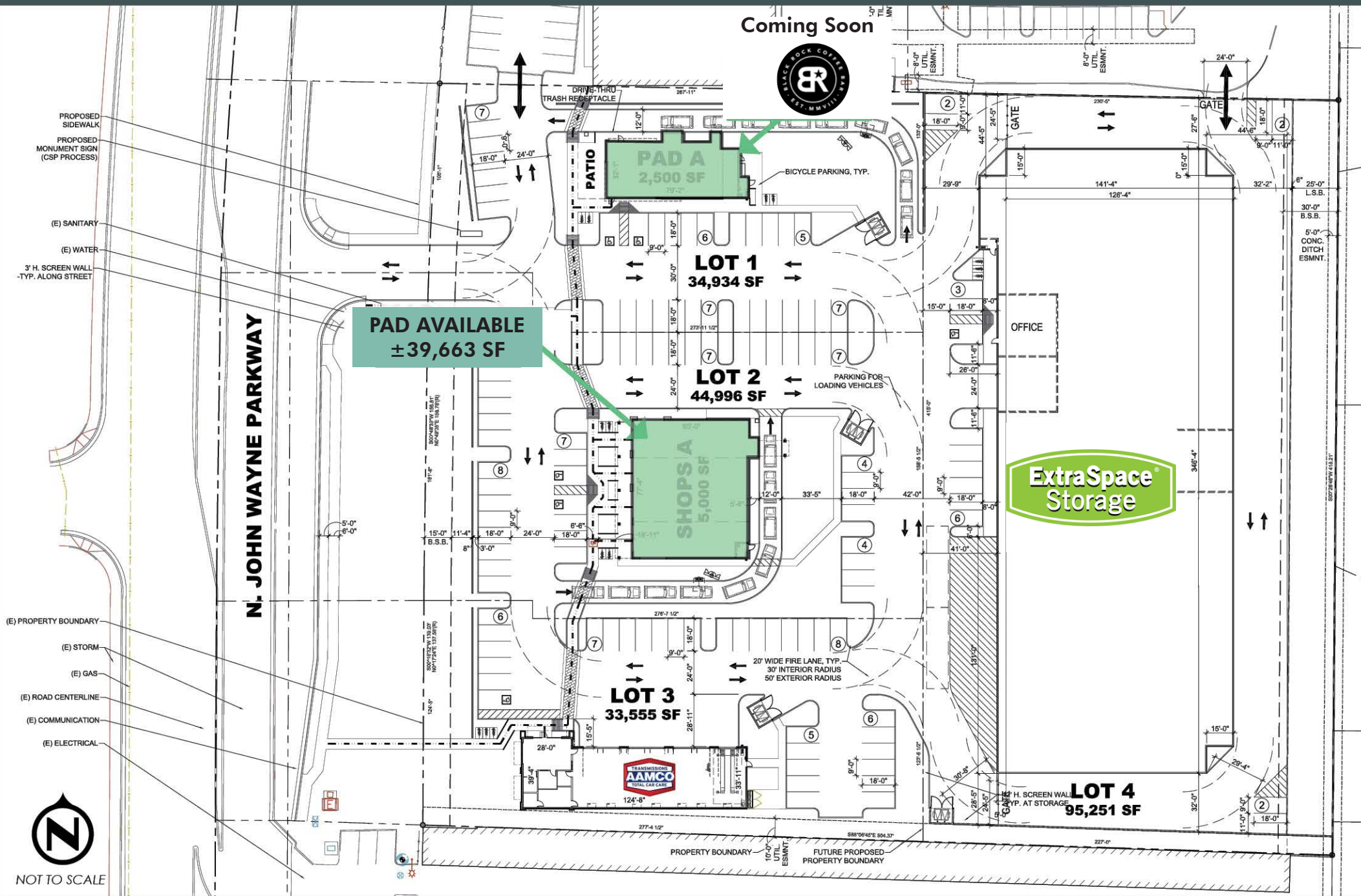


MULTI-FAMILY
PLANNED

Banner Health



Site Plan



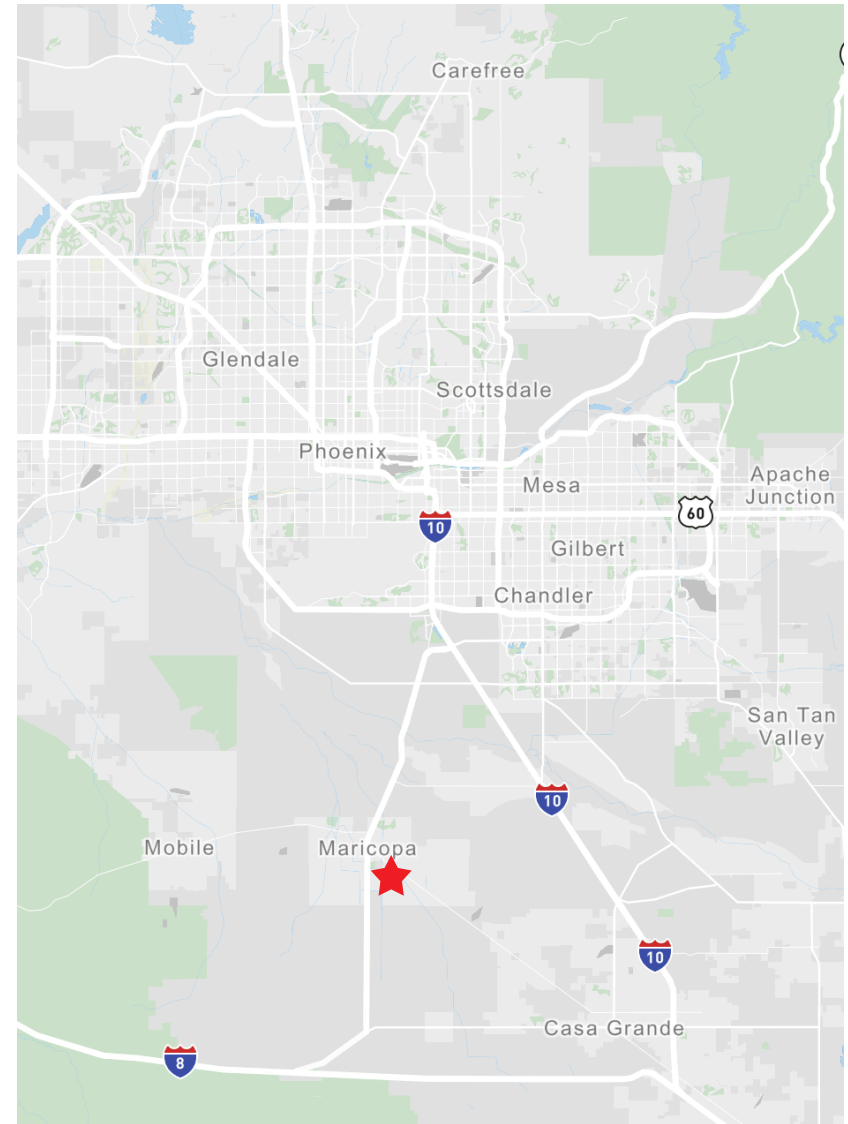
City of Maricopa

Maricopa is a city located in Pinal County, Arizona, about 35 miles south of Phoenix. With a population of over 50,000 residents, Maricopa has experienced rapid growth in recent years. The city's commercial retail sector is thriving, with a variety of shopping centers, restaurants, and services catering to the local community and surrounding areas.

Maricopa's commercial retail sector is expected to continue growing, with several new developments and expansions planned or underway. The city's strategic location, affordable land costs, and favorable business climate make it an attractive location for retailers and businesses looking to expand.

Contact Us

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